



**308 MAXWELL ROAD  
ALPHARETTA, GA**

**OFFERING  
MEMORANDUM**



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OFFERING MEMORANDUM

**OFFICE INVESTMENT OPPORTUNITY**



PRICE- \$999,000

SK Commercial Realty is pleased to offer for sale 308 Maxwell Dr, a 6,600 sf multi-tenant office condo located in Colony Park Office Park in Alpharetta, GA. The building was constructed in 1998 in a Williamsburg style with upgraded features both inside and out offering an ideal environment for the small business looking to take advantage of the surrounding amenities.

308 Maxwell Rd provides an excellent opportunity for a traditional investor or an owner looking to occupy a portion of the space in an income producing property.



## PROPERTY SUMMARY

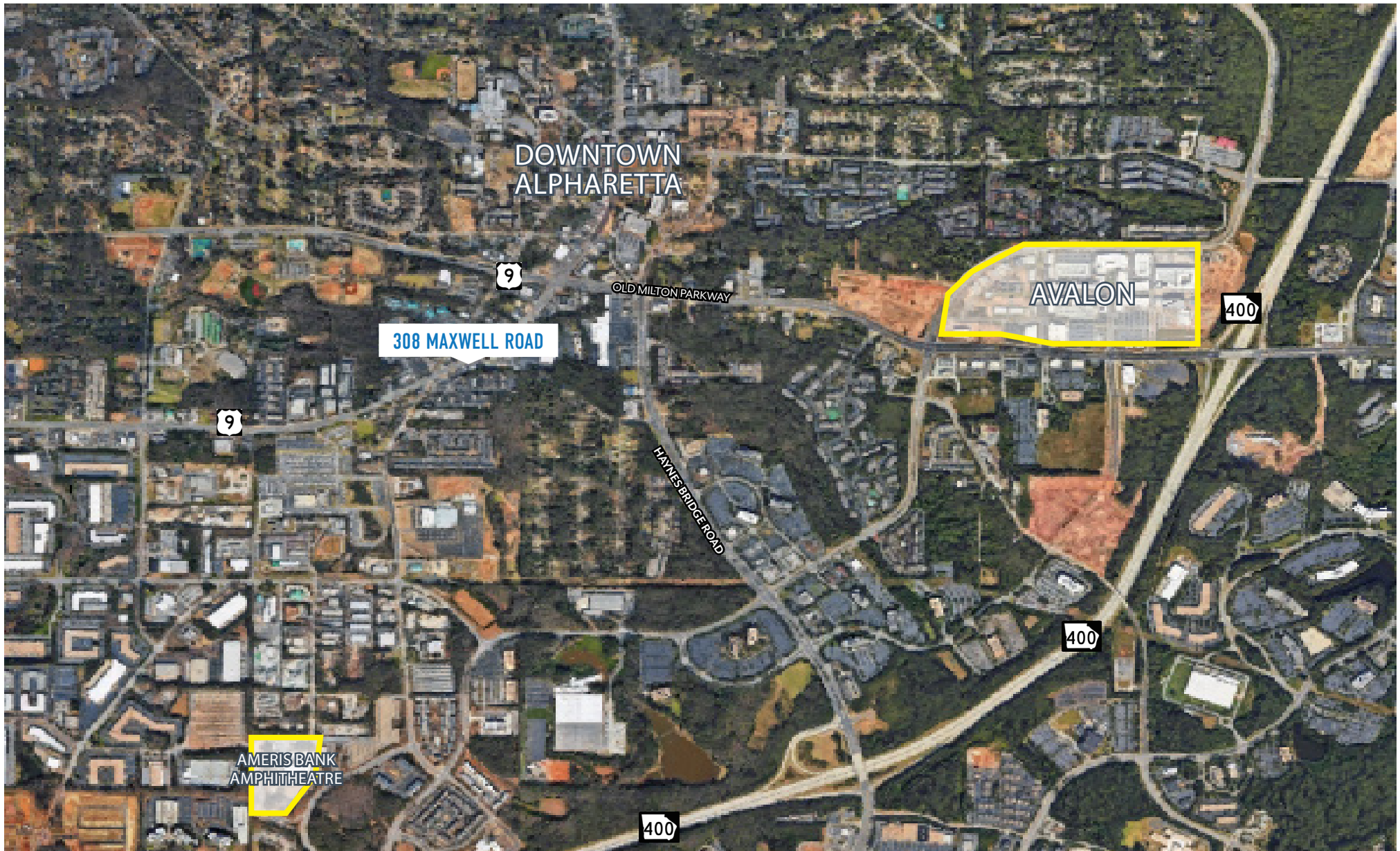
LOCATION	308 Maxwell Road Alpharetta, GA 30009
TYPE OF CENTER	Office Condominium
SIZE	6,600 SF
ZONING	O-I, City of Alpharetta
YEAR BUILT	1998
CONSTRUCTION	Masonry
PARKING	40 Surface Spaces, Ratio 6.03/1000

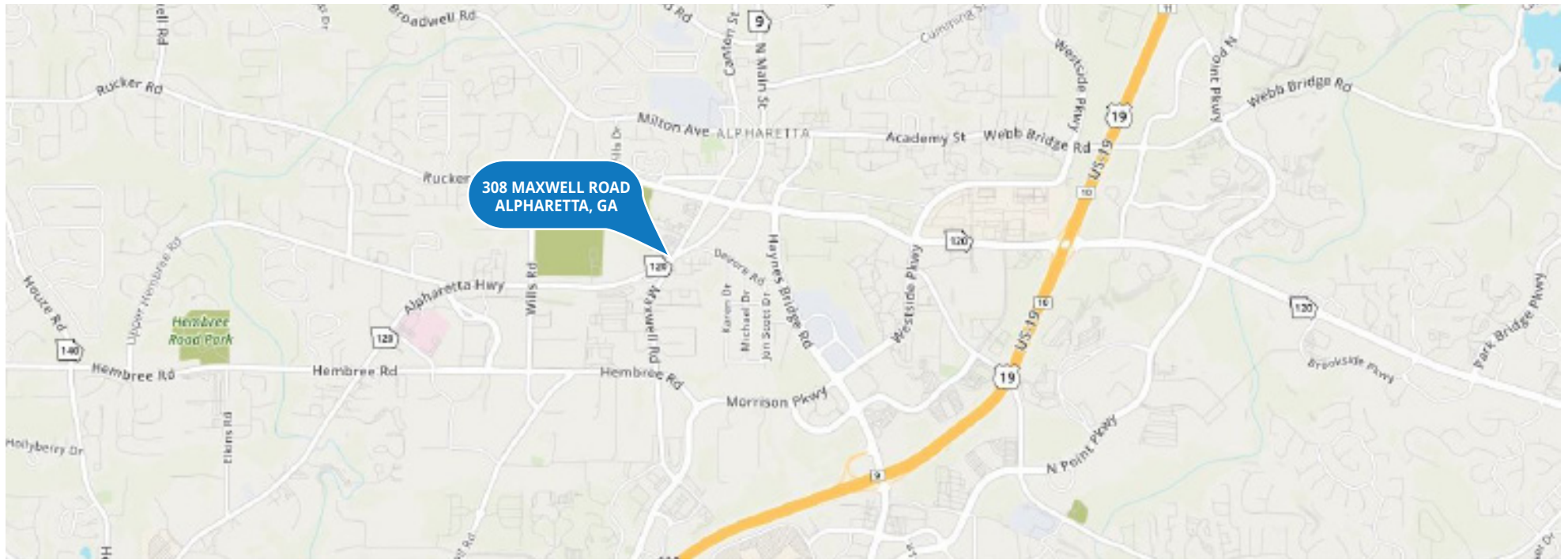
SUITE	TENANT	SF	% OF SPACE	LEASE EXP	LEASE RATE	MONTHLY RENT	SINCE
100	AVAILABLE	1,106	0.00%		\$0.00	\$0.00	
200	AVAILABLE	1,106	0.00%		\$0.00	\$0.00	
300	LINDER FINANCIAL	1,106	16.67%	12/31/2022	\$16.98	\$1,564.83	1/1/2018
400	AVAILABLE	1,106	0.00%		\$0.00	\$0.00	
500	LYNN HAYES dba THE DUI LADY	1,106	16.67%	8/31/2024	\$10.85	\$1,000.00	9/1/2019
600	RAYVION, LLC	1,106	16.67%	3/31/2022	\$13.02	\$1,200.00	2/24/2005
		6,636	50%			\$3,764.83	

**VALUE-ADD POTENTIAL:** The property is currently 50% leased with 3 available suites at 1,106 sf a piece. The property has shorter term leases providing an opportunity for an investor to bring lease rates up to market and increase the overall NOI in a short time period.

**IMMEDIATE AREA:** The property is conveniently located at Hwy 9 and Maxwell Rd just outside of downtown Alpharetta. The property is minutes away from world class dining, shopping and entertainment with the proximity of the Avalon and Ameris Bank Amphitheater.

**TRAFFIC:** Approximately 27,000 vehicles pass by the office park daily on Alpharetta Hwy (Hwy 9) as it serves as one of the major thoroughfares in to Alpharetta and a connection to access GA 400.





<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>			
2019 Estimate	6,847	57,884	188,025
2024 Projected	7,585	61,755	201,165
<b>HOUSEHOLDS</b>			
2019 Estimates	3,026	22,460	71,916
2024 Projected	3,367	24,024	77,013
<b>HOUSEHOLD INCOME</b>			
2019 Estimate	\$94,191	\$116,819	\$122,370

# ABOUT THE CITY OF ALPHARETTA, GA



## ABOUT ALPHARETTA, GA

Whether you're new to Alpharetta or a lifelong resident, there's just so much to discover in this beautiful and vibrant Southern city. Alpharetta truly has it all. A unique blend of excellent schools, incredible job opportunities, great shopping and cultural events and abundant green space. It's no wonder Alpharetta is one of the hottest markets in both commercial and residential real estate. Through all of its progress, the city has kept its down-to-earth character. Which may be why people who live here usually stay here. And why there's always something new and exciting happening. Welcome to Alpharetta. Enjoy exploring all that this amazing city has to offer.

Opportunity is knocking in Alpharetta. We are experiencing amazing growth in terms of businesses and jobs. Today over 3,600 Alpharetta businesses employ over 120,000 people, more than three times the City's total population. In fact, the vast majority of these jobs have been created since the opening of North Point Mall in 1993. Almost 70,000 jobs were created in the past five years alone. From a sleepy town of 3,000 people, Alpharetta has become a major business hub.

Source: <https://www.alpharetta.ga.us/about>



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